





ALAMEDA AVENUE

SOUTHERN PACIFIC RIGHT OF WAY

FLOWER ST.

ST.

SITE PLAN  
SCALE: 1" = 20'-0"

## PROJECT DATA

PROJECT ADDRESS: 1000 S. FLOWER ST.  
BURBANK, CA 91502  
APN: 5624-022-009  
ZONING: M2 GENERAL INDUSTRIAL  
LOT AREA: 4.64 AC. (202,036 s.f.)

BUILDING AREAS (s.f.)					
	EXISTING		PROPOSED		TOTAL
1ST FLOOR	SHOWROOM/SALES	11,121	PARKING GARAGE	28,999	80,752
	PARKING GARAGE	40,632			
	CARWASH	1,109			
2ND FLOOR	SERVICE AREA	6,358			42,311
	UPPER LEVEL	34,844			
					123,063

FLOOR AREA RATIO (FAR):  $(11,121 + 6,358 + 1,109 + 18,588) \div (18,588 / 202,036) = 0.092$   
LOT COVERAGE:  $80,752 / 202,036 = 0.4$

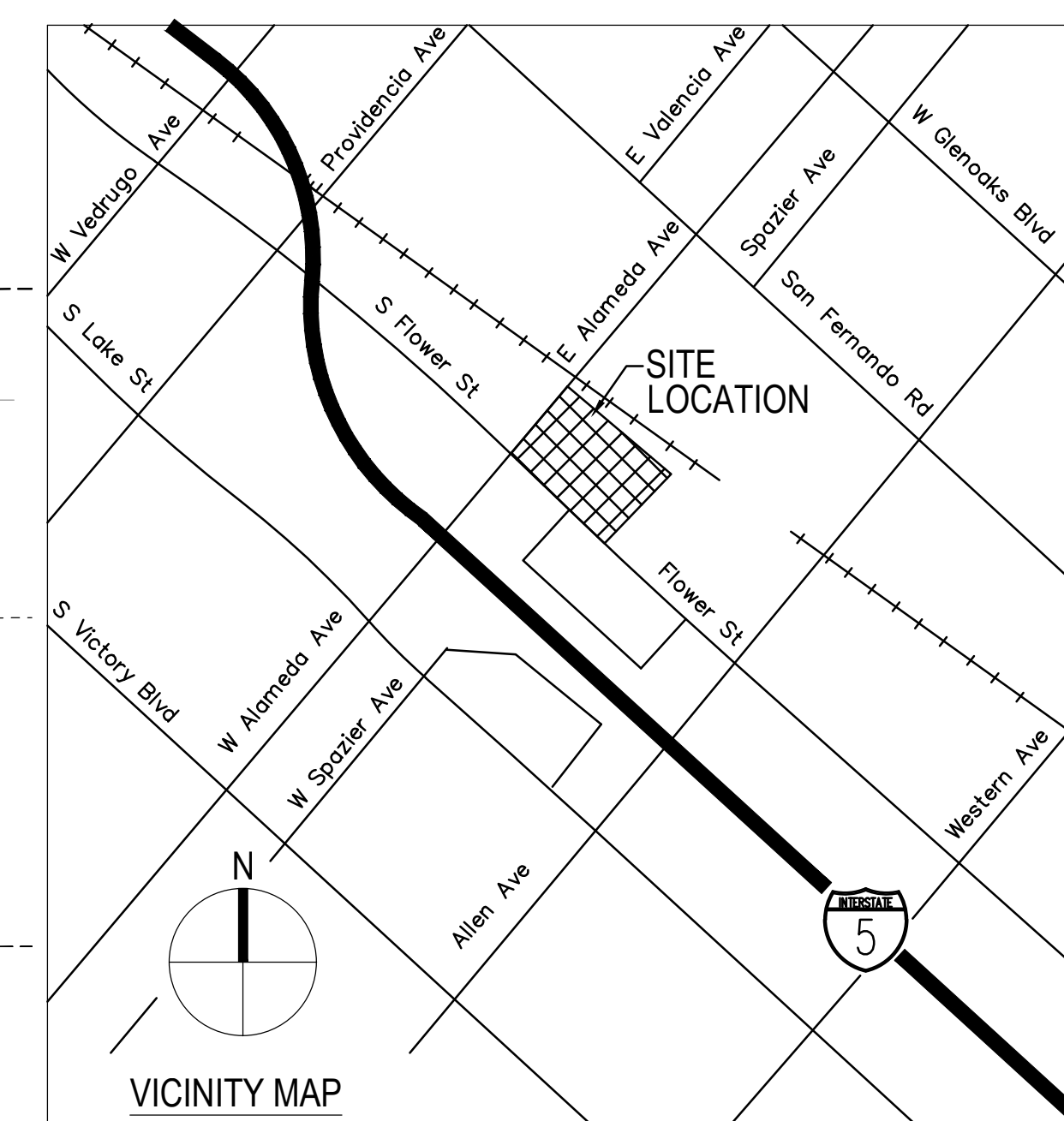
**PARKING:**  
A) EXISTING: PER CITY CODE SECTION 10-1-1408  
11,121 s.f. OFFICE AREA: 2.5 SPACES PER 1,000 S.F. OF AGFA =  $3,037.2 \times 1,000 \div 1,000 = 3$  SPACES  
PARTS/MISC. SERVICE: 3.3 SPACES PER 1,000 S.F. OF AGFA =  $(384 + 269) \times 3.3 \div 1,000 = 3$  SPACES  
SERVICE AREA: 3 SPACES PER SERVICE BAY (5,705 s.f.  $\div$  3" = 33 SPACES)  
DISPLAY AREA: 1 SPACE PER 2,000 S.F. OF OUTDOOR DISPLAY AREA =  $58,000 \div 2,000 = 29$  SPACES  
TOTAL REQUIRED: 98 SPACES (PER TABLE 11B-208.2.4 ACCESSIBLE SPACES ARE REQUIRED)  
PROVIDED: 128 STANDARD SPACES (INCLUDING 5 ACCESSIBLE SPACES)  
TOTAL PROVIDED: 498 SPACES  
B) NEW PARKING STRUCTURE: 86 STANDARD SPACES  
TOTAL LOSS: 11 SPACES (8 AT 1ST FLOOR, 3 AT EXIST. DECK)  
NET NEW ADDITIONAL: 75 STANDARD SPACES  
NEW TOTAL: 573 SPACES

**EV STALLS:** 30"  $\times$  66" = 8 EV STALLS REQUIRED AND PROVIDED PER CITY REQUIREMENTS.  
5 EXISTING ACCESSIBLE PARKING SPACES (\*)  
(\*) OTHER THAN THE PARKING STRUCTURE, NO ADDITIONAL BUILDING AREA (ENCLOSED) IS BEING PROPOSED.  
NEW PARKING IS AN EXTRA ADDITION TO CITY REQUIREMENTS.

**BUILDING DATA:**  
TYPE OF CONSTRUCTION: II-B (EXISTING AND PROPOSED)  
FIRE SPRINKLER: YES  
EXISTING OCCUPANCY: B, S-1, S-2  
NEW BUILDING OCCUPANCY: S-2  
**ACTUAL BUILDING AREA:**  
1ST FLOOR:  
B OCC: EXISTING SHOWROOM=11,121 S.F.  
S-2 OCC: EXISTING PARKING GARAGE=40,632 S.F.  
S-2 OCC: NEW PROPOSED PARKING GARAGE=28,999 S.F.  
2ND FLOOR:  
B OCC: EXISTING CARWASH=1,109 S.F.  
S-1 OCC: EXISTING SERVICE AREA=6,358 S.F.  
S-2 OCC: EXISTING UPPER LEVEL=34,844 S.F.  
**ALLOWABLE AREA, TABLE 506.2 AND SEC. 506.2.4**  
A<sub>1</sub>=(A<sub>1</sub>-H<sub>1</sub>)/S<sub>1</sub>; H<sub>1</sub>=58  
B OCC =  $89,000 \div (23,000 \times 0.56) = 81,880$   
S-1 OCC =  $52,500 \div (17,500 \times 0.56) = 62,300$   
S-2 OCC =  $78,000 \div (26,000 \times 0.56) = 92,560$   
PER SECTIONS 506.2.4 AND 506.4.2  
1ST FLOOR: A<sub>1</sub>=11,121/81,880=0.136; 40,632+28,999/92,560=0.89 < 1 OK  
2ND FLOOR: A<sub>1</sub>=1,109/81,880=0.014; 6,358+34,844/92,560=0.81 < 1 OK

## LEGEND:

- (#) NUMBER OF PARKING SPACES
- (A) ORIGINAL NUMBER OF PARKING SPACES WITHOUT THE NEW PROPOSED PARKING STRUCTURE (LOCATED UNDER NEW PARKING STRUCTURE)
- (E) EXISTING
- (N) NEW PROPOSED
- EV ELECTRICAL VEHICLE CHARGING SPACE, CAPABLE TO SUPPORT FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) LEVEL 2 EVSE OR GREATER. THIS WILL BE PROVIDED WITH THE COMPLETE CONSTRUCTION DOCUMENTS FOR BUILDING PERMIT SUBMITTAL.
- OUTLINE OF DECK OF PROPOSED PARKING STRUCTURE
- AREA OF EXISTING BUILDING
- EXISTING FIRE LANE TO REMAIN
- EXISTING FIRE LANE UNDER NEW PROPOSED PARKING STRUCTURE
- EXISTING SALES INVENTORY PARKING LOT TO REMAIN, RE-STRIP UNDER PROPOSED PARKING STRUCTURE AS INDICATED
- EXISTING CUSTOMER/EMPLOYEE PARKING LOT TO REMAIN
- EXISTING PROPERTY LANDSCAPE AREA TO REMAIN



**LUSARDI**  
CONSTRUCTION COMPANY

CALIFORNIA CORPORATE OFFICE  
1570 LINDA VISTA DRIVE, SAN MARCOS, CALIFORNIA 92078  
PH: (760) 744-3153, FAX (760) 744-9064

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**DAVY**  
ARCHITECTURE  
1053 TENTH AVENUE  
SAN DIEGO, CA 92101  
phone: (619) 238-3811  
fax: (619) 238-0442  
mail@davyarchitecture.com

**SINGLE LEVEL OPEN PARKING STRUCTURE**  
**CARMAX BURBANK**

No.	Description	Date
1	Devel. Review	5/29/2020
2	Devel. Review	11/9/2020
3	Devel. Review	12/9/2020

**Carmax**  
THE AUTO SUPERSTORE  
CARMAX THE AUTO SUPERSTORE WEST COAST, INC.  
15800 TUCKER DRIVE, CREEK PARKWAY, RICHMOND, VA 23238  
(800) 747-6422  
**STORE No 7126**  
**1000 S FLOWER ST.**  
**BURBANK, CA 91502**

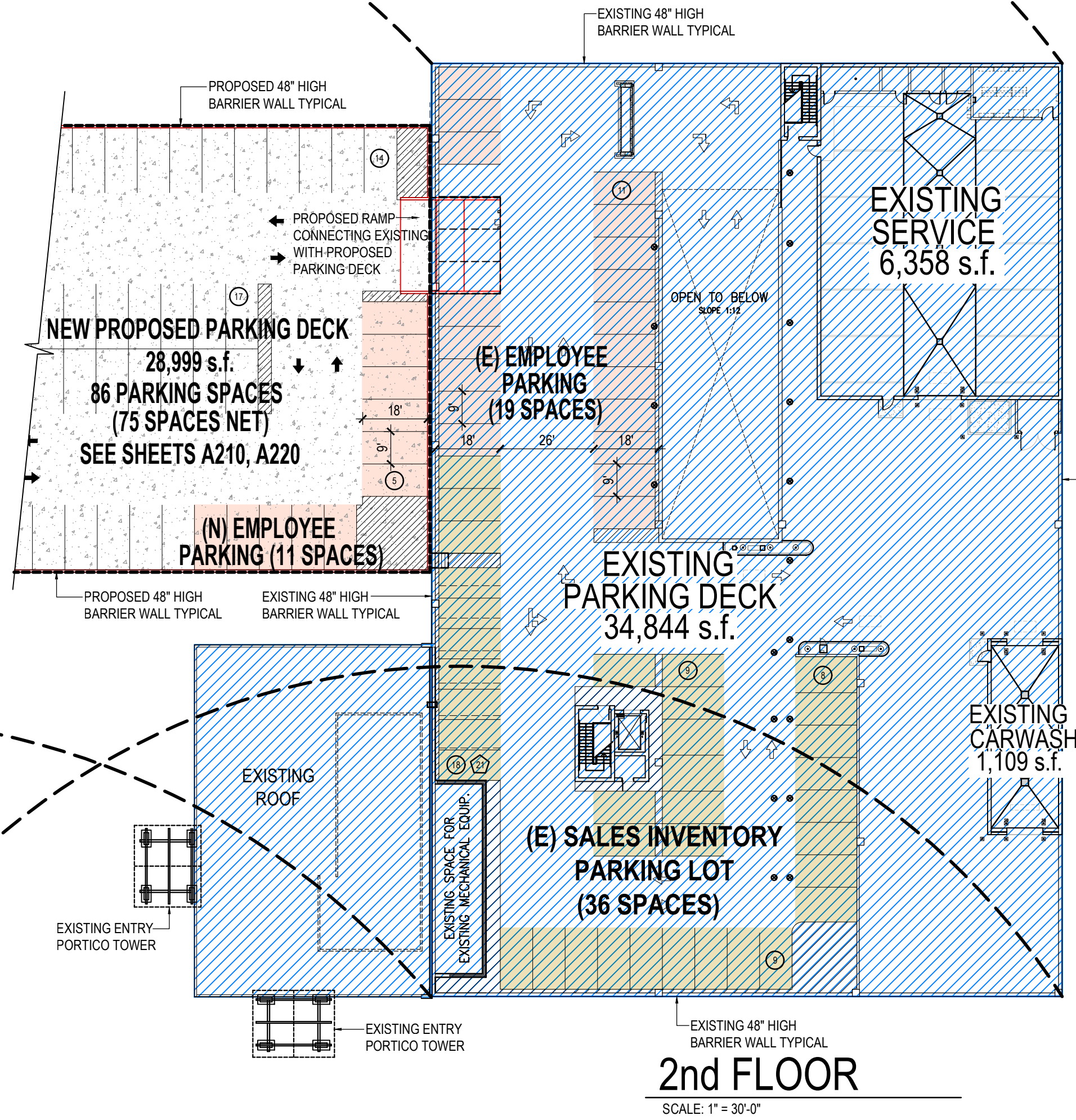
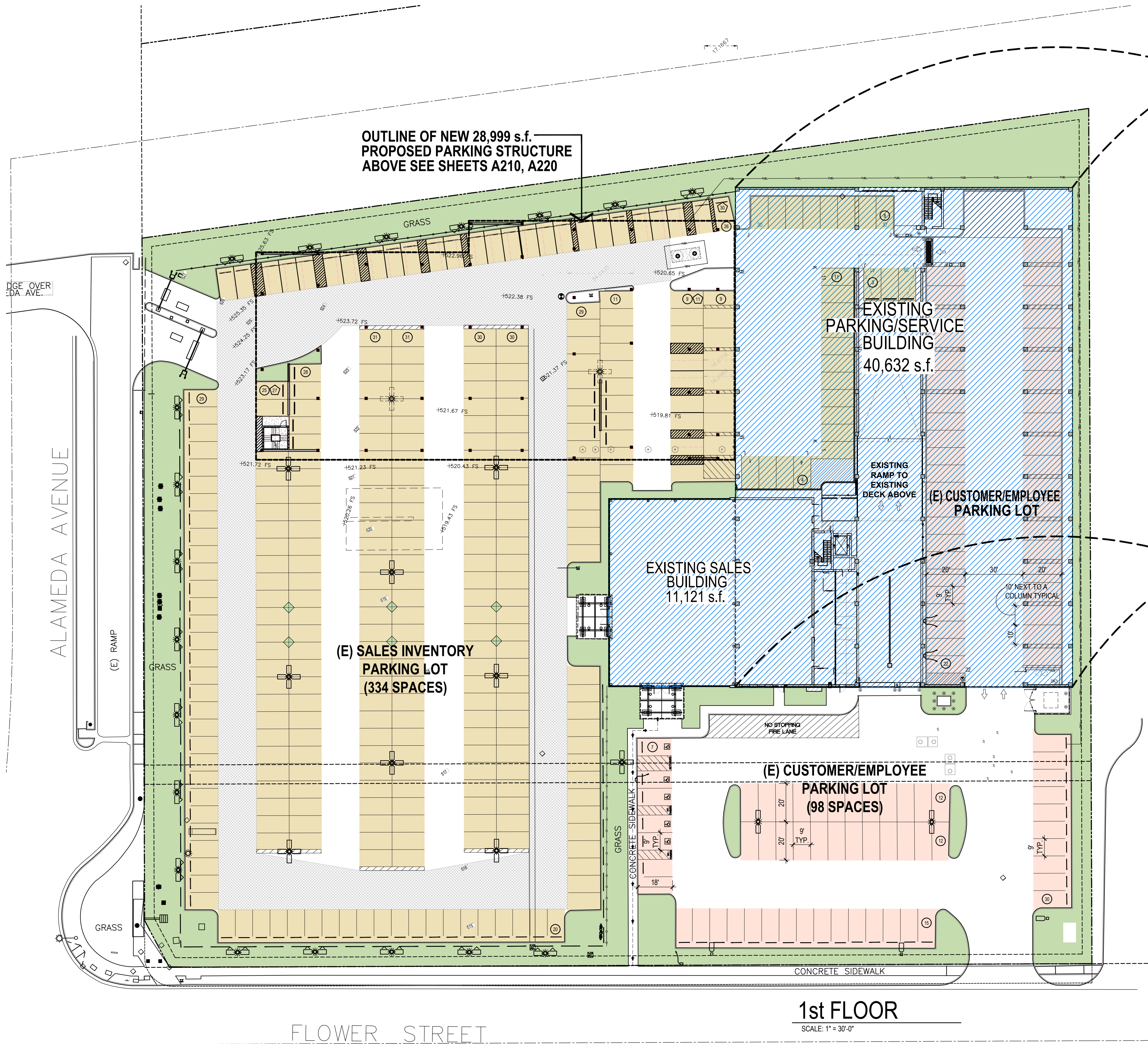
DATE: 1/20/20  
DRAWN: RC  
SCALE: AS NOTED  
JOB NUMBER: 3573  
CAD FILE: C:\CARMAX\Burbank\_CA2019\Burbank\_Parking\_Structure\Architectural\A100.dwg

SITE PLAN

SHEET

**A100**





**NOTE:**

THE INTENT OF THIS PLAN IS ONLY TO DESCRIBE THE DISTRIBUTION AND QUANTITY OF THE EXISTING AND PROPOSED PARKING SPACES. REFER TO SHEETS A100, A200, A210 & A220 FOR SITE INFORMATION, PARKING DIMENSIONS AND NOTES REQUIRED BY THE CITY.

**PROJECT DATA**

PROJECT ADDRESS: 1000 S. FLOWER ST.  
BURBANK, CA 91502  
APN: 5624-022-009  
ZONING: M-2 GENERAL INDUSTRIAL  
LOT AREA: 4.64 AC. (202,036 s.f.)

BUILDING AREAS (s.f.)			
	EXISTING	PROPOSED	TOTAL
1ST FLOOR			
SHOWROOM/SALES	11,121	PARKING GARAGE	28,999
PARKING GARAGE	40,632		80,752
CARWASH	1,109		
2ND FLOOR			
SERVICE AREA	6,358		42,311
UPPER LEVEL	34,844		
			123,063

FLOOR AREA RATIO (FAR):  $(11,121 + 6,358 + 1,109) / 18,588 = 0.092$   
LOT COVERAGE:  $80,752 / 202,036 = 0.4$

**PARKING:**

- A) EXISTING - PER CITY CODE SECTION 10-1-1408
- |                     |  |
|---------------------|--|
| SHOWROOM            | 2.5 SPACES PER 1,000 S.F. OF AGFA = $3,093 \times 2.5 / 1,000 = 8$ SPACES              |
| OFFICE AREA         | 3 SPACES PER 1,000 S.F. OF AGFA = $8,028 \times 3 / 1,000 = 24$ SPACES                 |
| PARTS/MISC. SERVICE | 3.3 SPACES PER 1,000 S.F. OF AGFA = $(384 + 289) \times 3.3 / 1,000 = 3$ SPACES        |
| SERVICE AREA        | 3 SPACES PER SERVICE BAY (5,705 s.f.) $\div 311 = 33$ SPACES                           |
| DISPLAY AREA        | 1 SPACE PER 2,000 S.F. OF OUTDOOR DISPLAY AREA = $58,000 \times 1 / 2,000 = 29$ SPACES |
| TOTAL REQUIRED      | 96 SPACES (PER TABLE 11B-206.2, 4 ACCESSIBLE SPACES ARE REQUIRED)                      |
| PROVIDED            | 128 STANDARD SPACES (INCLUDING 5 ACCESSIBLE SPACES)                                    |
| TOTAL LOSS          | 370 SALES INVENTORY SPACES   |
| NET NEW ADDITIONAL  | 498 SPACES   |
- B) NEW PARKING STRUCTURE: 86 STANDARD SPACES  
TOTAL LOSS: 11 SPACES (8 AT 1ST FLOOR, 3 AT EXIST. DECK)  
NET NEW ADDITIONAL: 75 STANDARD SPACES
- NEW TOTAL: 573 SPACES

EV STALLS:  $98 \times 0.96 = 9.58 \Rightarrow 6$  EV STALLS REQUIRED AND PROVIDED PER CITY REQUIREMENTS.  
5 EXISTING ACCESSIBLE PARKING SPACES (\*)

(\*) OTHER THAN THE PARKING STRUCTURE, NO ADDITIONAL BUILDING AREA (ENCLOSED) IS BEING PROPOSED. NEW PARKING IS AN EXTRA ADDITION TO CITY REQUIREMENTS.

**LEGEND:**

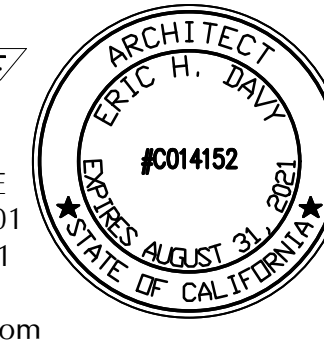
- (P) NUMBER OF PARKING SPACES
- (H) ORIGINAL NUMBER OF PARKING SPACES WITHOUT THE NEW PROPOSED PARKING STRUCTURE (LOCATED UNDER NEW PARKING STRUCTURE)
- (E) EXISTING
- (N) NEW PROPOSED
- OUTLINE OF DECK OF PROPOSED PARKING STRUCTURE
- AREA OF EXISTING BUILDING
- EXISTING FIRE LANE TO REMAIN 14'-6" MIN. CLEAR HEIGHT UNDER NEW PROPOSED PARKING STRUCTURE
- EXISTING SALES INVENTORY PARKING LOT TO REMAIN, RE-STRIPED UNDER PROPOSED PARKING STRUCTURE AS INDICATED IN SITE PLAN
- EXISTING CUSTOMER/EMPLOYEE PARKING LOT TO REMAIN AND ADDITIONAL EMPLOYEE PARKING SPACES IN NEW PARKING STRUCTURE TO REPLACE LOSS OF SPACES DUE TO NEW PARKING STRUCTURE.
- EXISTING PROPERTY LANDSCAPE AREA TO REMAIN
- NEW PARKING STRUCTURE WITH 86 NEW PARKING SPACES (75 NET PARKING SPACES)

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**DAVY**  
ARCHITECTURE



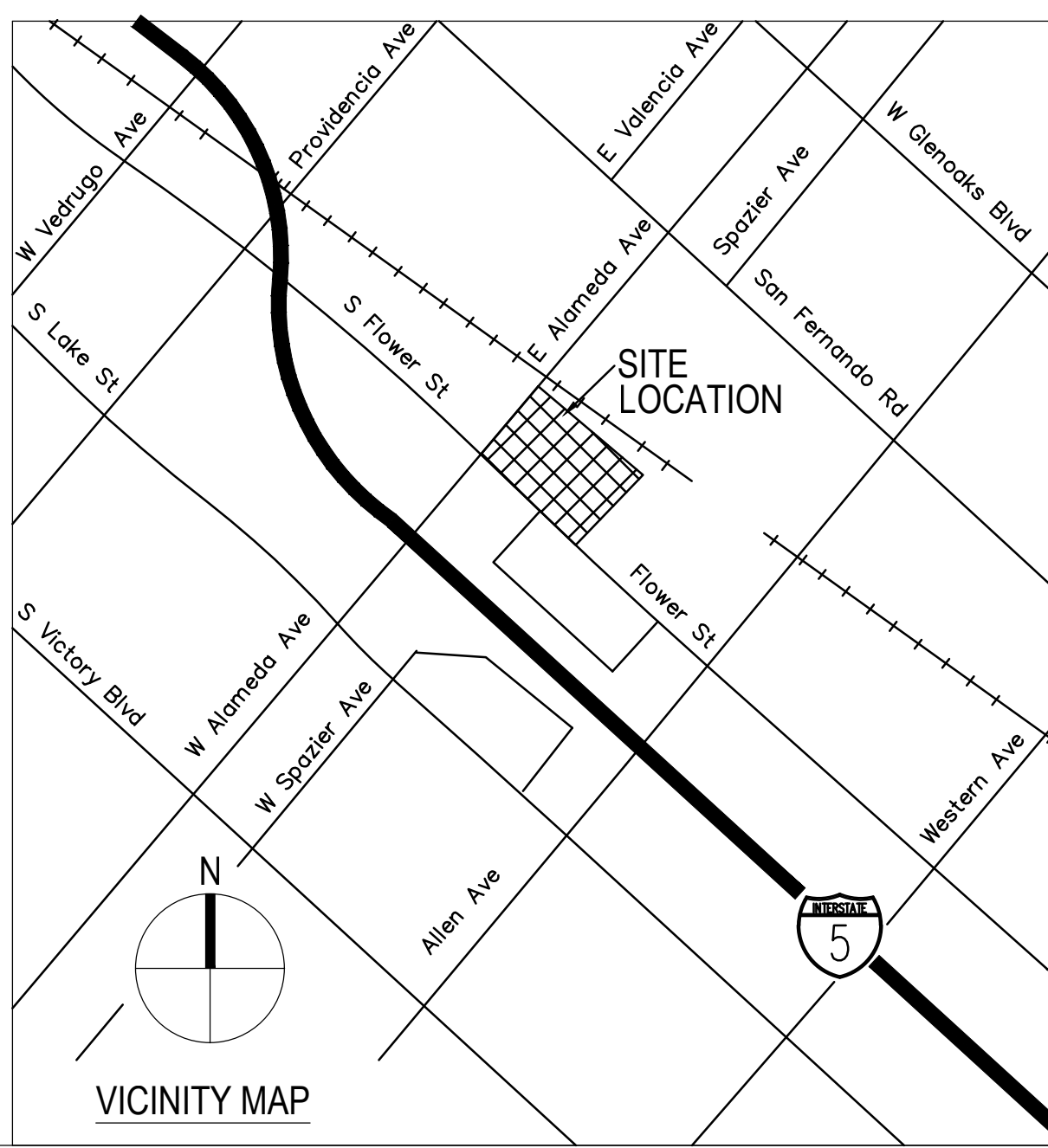
1053 TENTH AVENUE  
SAN DIEGO, CA 92101  
phone: (619) 238-3811  
fax: (619) 238-0442  
mail@davyarchitecture.com

**SINGLE LEVEL OPEN PARKING  
STRUCTURE  
CARMAX BURBANK**

No.	Description	Date
1	Devel. Review	5/29/2020
2	Devel. Review	11/9/2020
3	Devel. Review	12/9/2020

**Carmax**  
THE AUTO SUPERSTORE  
CARMAX THE AUTO SUPERSTORE WEST COAST, INC.  
15800 TUCKER DRIVE, CREEK PARKWAY, RICHMOND, VA 23238  
(800) 747-6422

**STORE No 7126  
1000 S FLOWER ST.  
BURBANK, CA 91502**



DATE: 1/20/20  
DRAWN: RC  
SCALE: AS NOTED  
JOB NUMBER: 3573  
CAD FILE: G:\CARMAX\Burbank, CA\2019 Burbank Parking Structure\Architectural\A110.dwg  
EXISTING PARKING DISTRIBUTION PLAN

SHEET  
**A110**



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SINGLE LEVEL OPEN PARKING  
STRUCTURE  
CARMAX BURBANK

No.	Description	Date
1	Devep. Review	5/29/2020
2	Devep. Review	11/9/2020
3	Devep. Review	12/9/2020

**CARmax** ---  
THE AUTO SUPERSTORE

CARMAX THE AUTO SUPERSTORE WEST COAST, INC.  
12800 TUGANANCE CREEK PARKWAY, RICHMOND, VA 23238

**1000 S FLOWER ST.  
BURBANK, CA 91502**

TE:	1/20/20
AWN:	RC
ALE:	AS NOTED
B NUMBER:	3573
D FILE:	G:\CARMAX\Burbank, CA\2019 Burbank Parking Structure\Architectural\000.dwg

## TRUCK CIRCULATION PLAN

EET

# A150



PHOTO 5

PHOTO 2

PHOTO 1




## NOTES


- FOR PURPOSE OF TRUCK CIRCULATION, THE EXISTING AND PROPOSED PLAN COINCIDE.
- CIRCULATION THROUGH THE EXISTING SERVICE STRUCTURE IT IS NOT FEASIBLE DUE TO STRUCTURAL CONSTRAINTS WITH OPENINGS AND BOTTOM OF BEAMS THAT VARIES BETWEEN 10'-6" AND 13' IN HEIGHT.

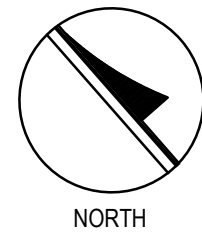
- THE OPTION OF LOADING AND UNLOADING ON THE CIRCULAR ROAD OFF ALAMEDA WAS PREVIOUSLY EXPLORED AND WAS FOUND TO BE UNFEASIBLE DUE TO THE LIMITED WIDTH OF THE ROAD, FORCING THE TOTAL CLOSURE OF THE ROAD.
- THE LENGTH OF DELIVERY TRUCKS VARIES BETWEEN 65'-70' LONG, AND ARE UNABLE TO ACCESS THE SALES INVENTORY LOT.

**LEGEND:**

- OUTLINE OF DECK OF PROPOSED PARKING STRUCTURE
- FIRE TRUCK PATH OF CIRCULATION FOR EMERGENCY ONLY
- AUTO DELIVERY AND PICK UP PATH OF TRAVEL

 EXISTING FIRE LANE TO REMAIN.  
14'-6" MIN. CLEAR HEIGHT UNDER  
PROPOSED PARKING STRUCTURE

 PHOTOGRAPH NUMBER AND DIRECTION



## EXISTING AND PROPOSED TRUCK CIRCULATION PLAN

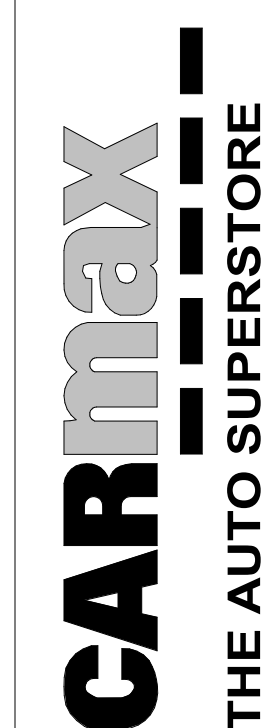
SCALE: 1" = 30'-0"







# SINGLE LEVEL OPEN PARKING STRUCTURE CARMAX BURBANK

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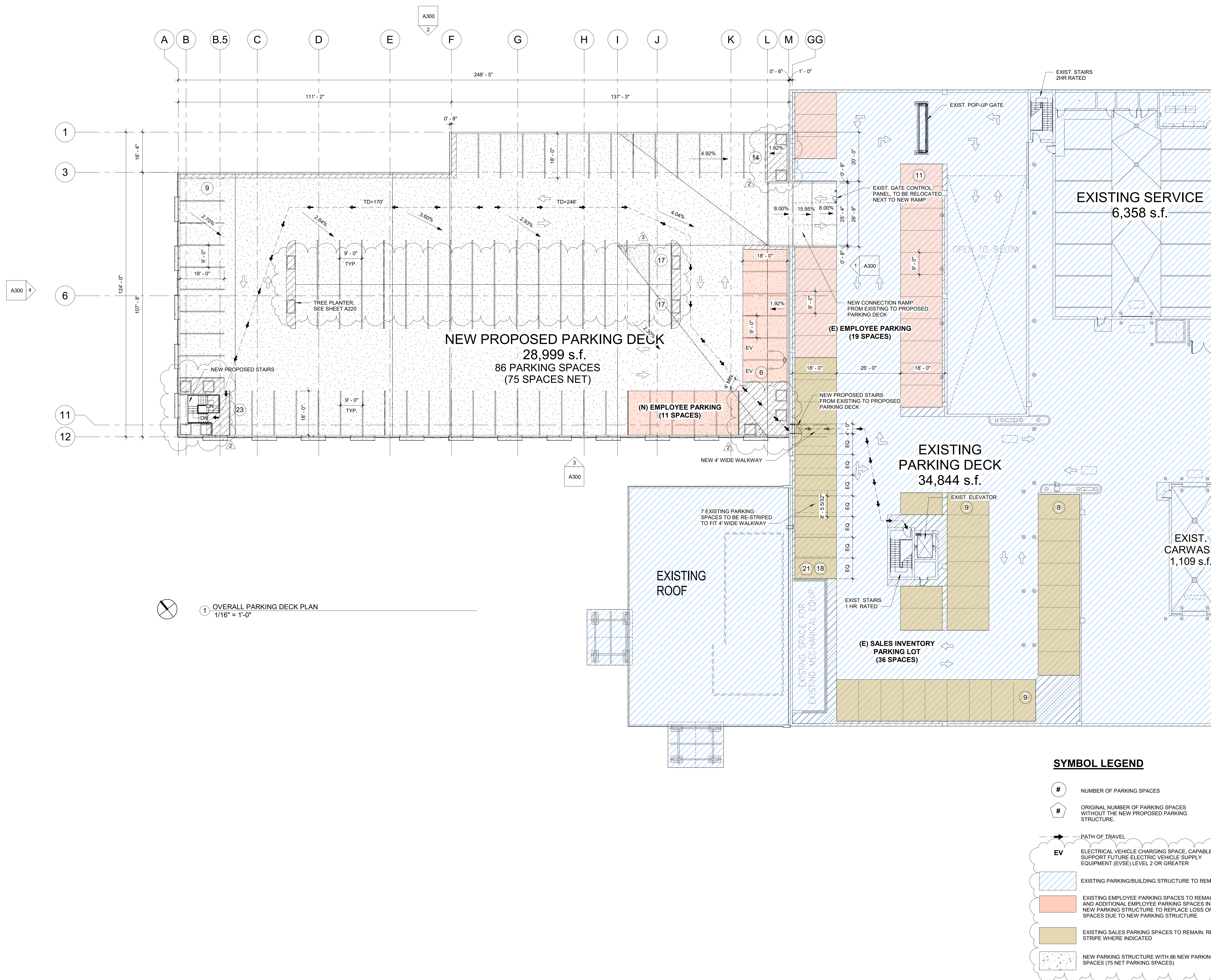
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1000 S FLOWER ST.  
BURBANK, CA 91502**

DATE:	1/20/20
DRAWN:	RC
SCALE:	As indicated
JOB NUMBER:	3573
CAD FILE:	C:\CC G Drive\CARMAX\Burbank, CA\2019 Burbank Parking Structure\Architectural\Burbank.

**OVERALL PARKING  
DECK PLAN**

SHEET

A210





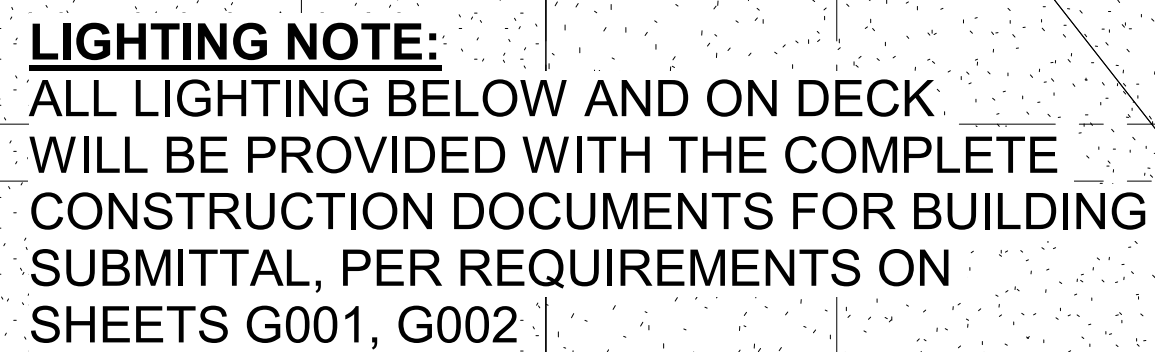
No.	Description	Date
1	Devep. Review	5/29/2020
2	Devep. Review	11/9/2020
3	Devep. Review	12/9/2020

The image shows the front of a CARmax store. The main sign is black with 'CARmax' in large white letters, followed by 'THE AUTO SUPERSTORE' in smaller white letters. Below this, the address is listed: 'CARMAX THE AUTO SUPERSTORE WEST COAST, INC.', '18600 TUCANO DRIVE PARKWAY, RICHMOND, VA 23298', and '(804) 716-6422'. To the right of the main sign, a large black sign displays 'STORE No 7126', '1000 S FLOWER ST.', and 'BURBANK, CA 91502'. At the bottom, a black sign reads 'DECK FLOOR PLAN'. The building is a modern, single-story structure with large glass windows and a flat roof.

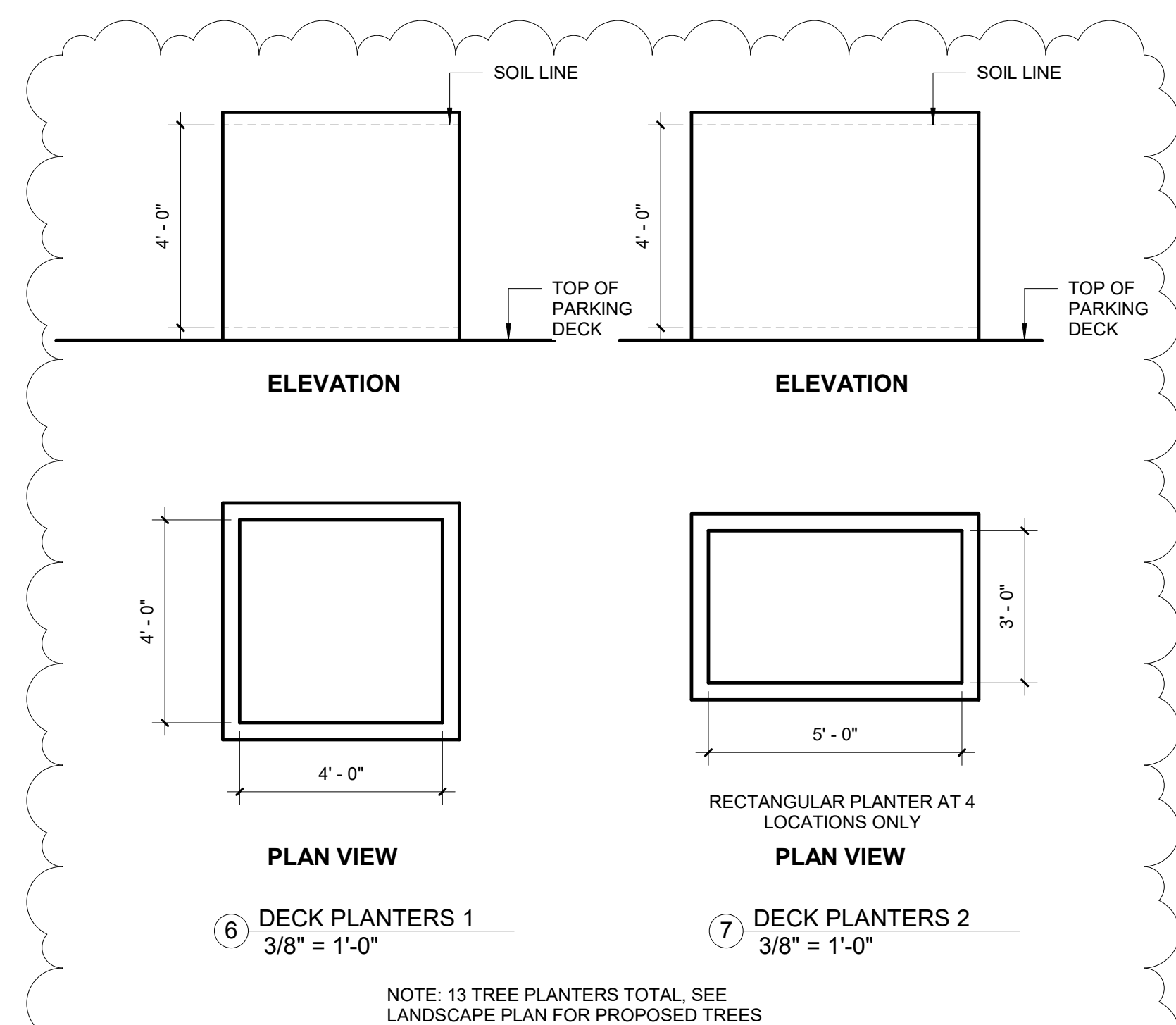
SHEET 1000

A220

11220



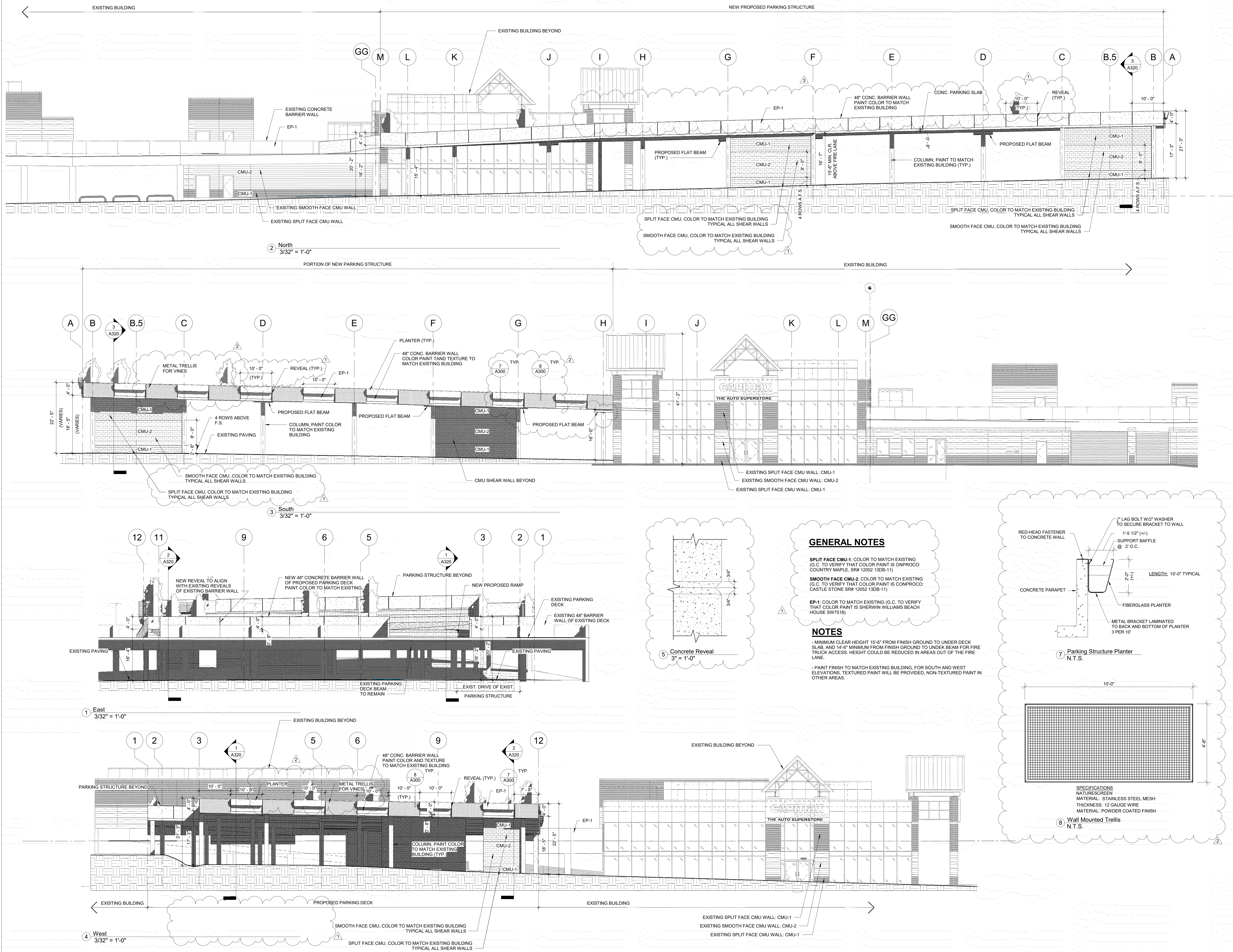
**EV** ELECTRICAL VEHICLE CHARGING SP. TO SUPPORT FUTURE ELECTRICAL V. EQUIPMENT (EVSE) LEVEL 2 OR GRE.





[illegible]





**SINGLE LEVEL OPEN PARKING  
STRUCTURE  
CARMAX BURBANK**

No.	Description	Date
1	Devep. Review	5/29/2020
2	Devep. Review	11/9/2020
3	Devep. Review	12/9/2020

**Carmax**  
THE AUTO SUPERSTORE  
CARMAX THE AUTO SUPERSTORE WEST COAST, INC.  
Burbank Parking Structure Architectural Division, W-2208  
(818) 742-0422  
**STORE No 7126  
1000 S FLOWER ST.  
BURBANK, CA 91502**

DATE: 1/20/20  
DRAWN: RC  
SCALE: As indicated  
JOB NUMBER: 3573  
CAD FILE: C:\COC G Drive\CARMAX\Burbank, CA\2019  
Burbank Parking Structure Architectural\Burbank,  
ELEVATIONS Parking 12.9.20.rvt

SHEET

**A300**



SINGLE LEVEL OPEN PARKING  
STRUCTURE  
CARMAX BURBANK

No.	Description	Date
1	Devel. Review	5/29/2020
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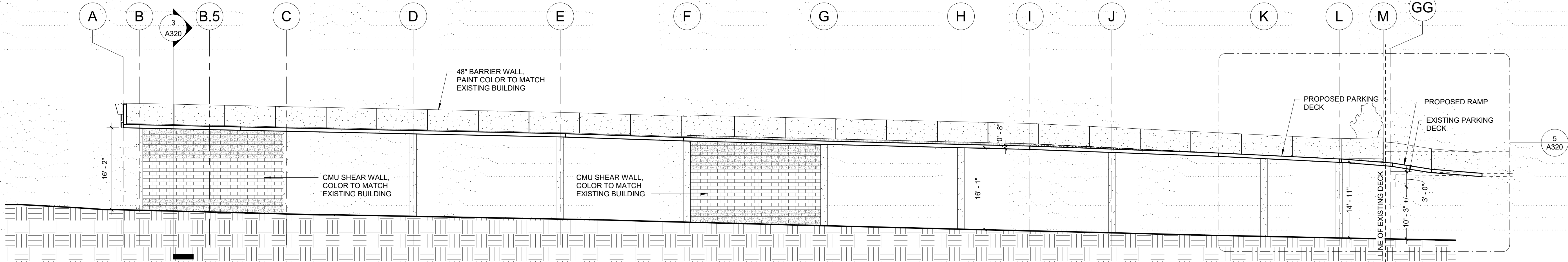
**Carmax**  
THE AUTO SUPERSTORE  
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CARMAX THE AUTO SUPERSTORE EAST COAST, INC.  
(800) 367-0022

**STORE No 7126**  
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**BURBANK, CA 91502**

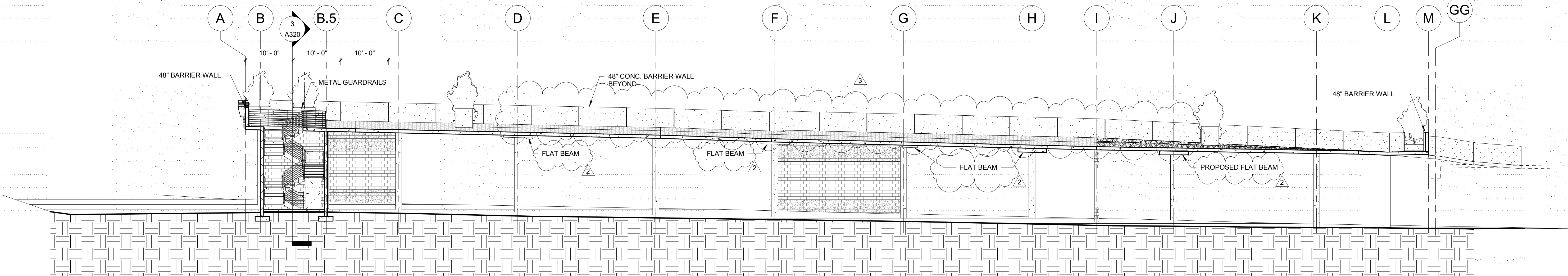
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JOB NUMBER:	3573
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SECTIONS	

SHEET

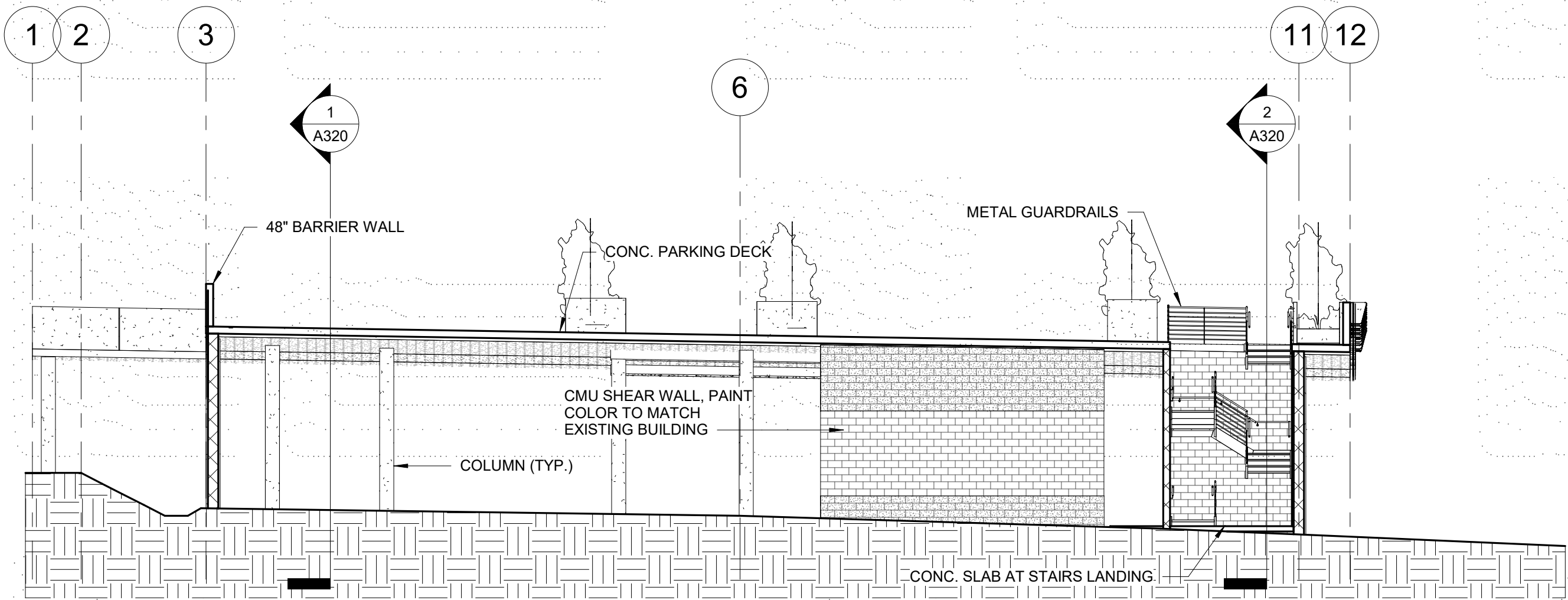
A320



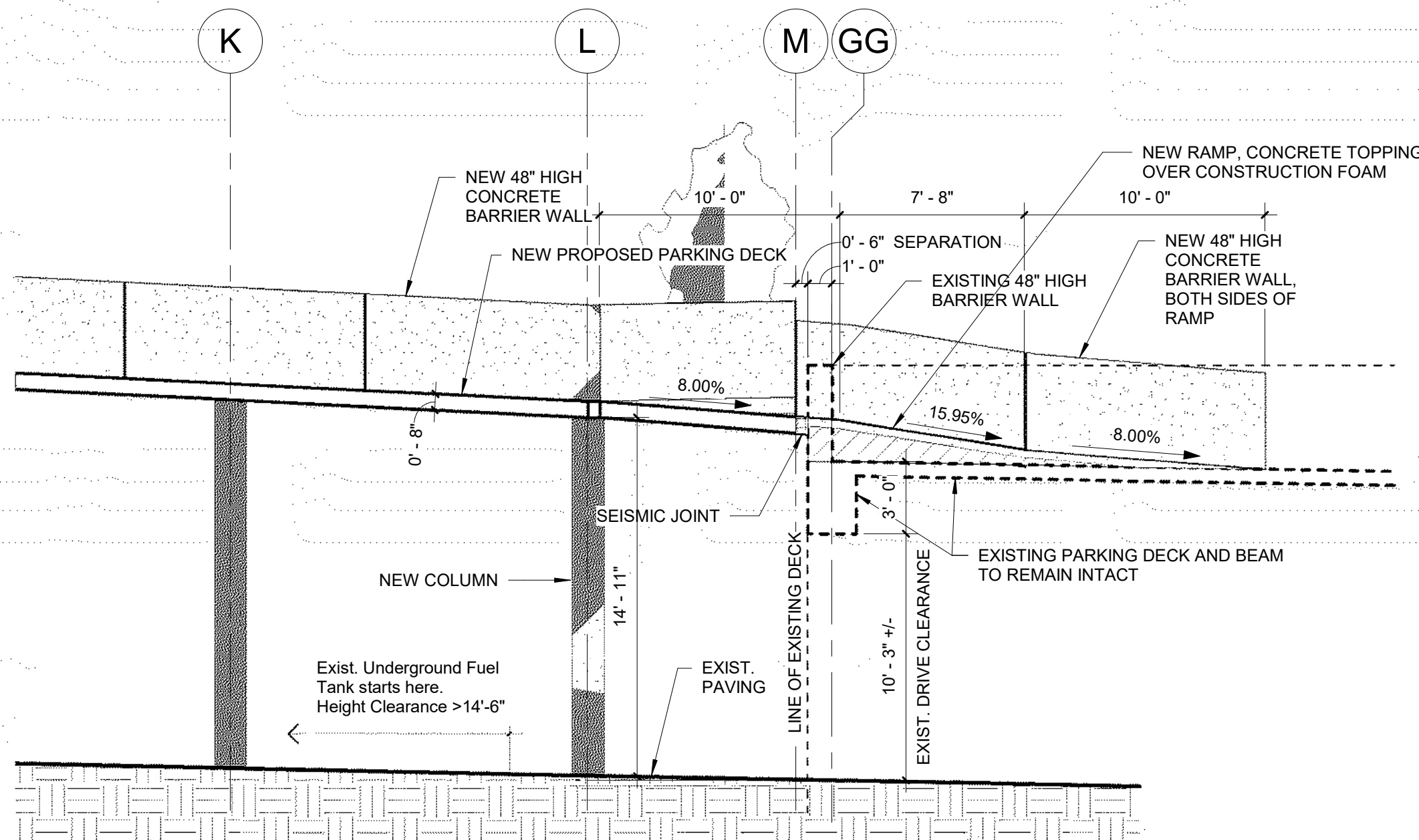
1 Parking Deck Section 1  
3/32" = 1'-0"



2 Paking Deck Section 2  
3/32" = 1'-0"



3 Parking Deck Section 3  
3/32" = 1'-0"



5 Parking Deck Enlarged Section 1  
3/16" = 1'-0"



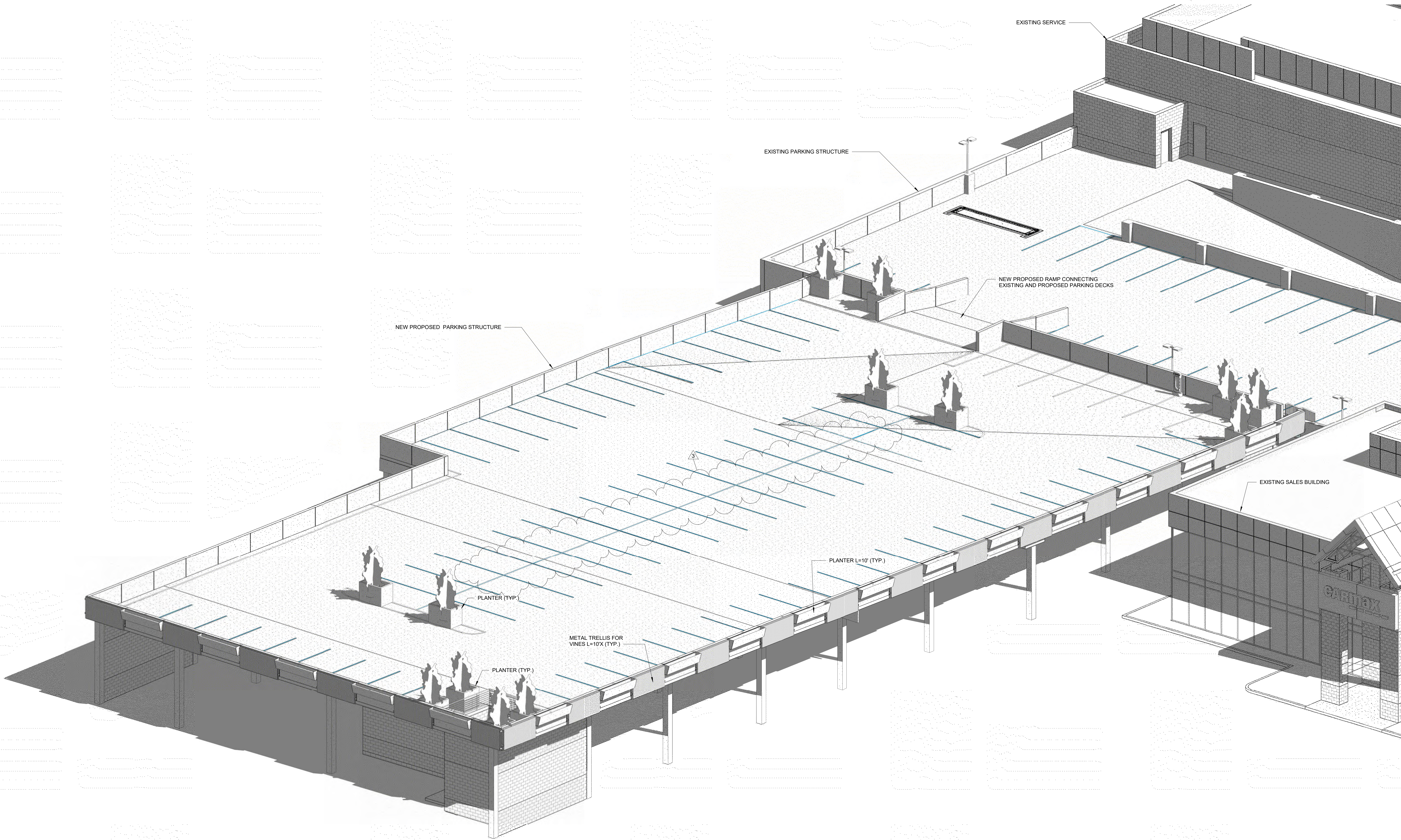
SINGLE LEVEL OPEN PARKING  
STRUCTURE  
CARMAX BURBANK

No.	Description	Date
2	Devel. Review	11/9/2020
3	Devel. Review	12/9/2020

**CARmax**  
THE AUTO SUPERSTORE  
CARMAX THE AUTO SUPERSTORE WEST COAST, INC.  
CARMAX THE AUTO SUPERSTORE EAST COAST, INC.  
CARMAX THE AUTO SUPERSTORE MIDWEST, INC.  
(800) 368-0822

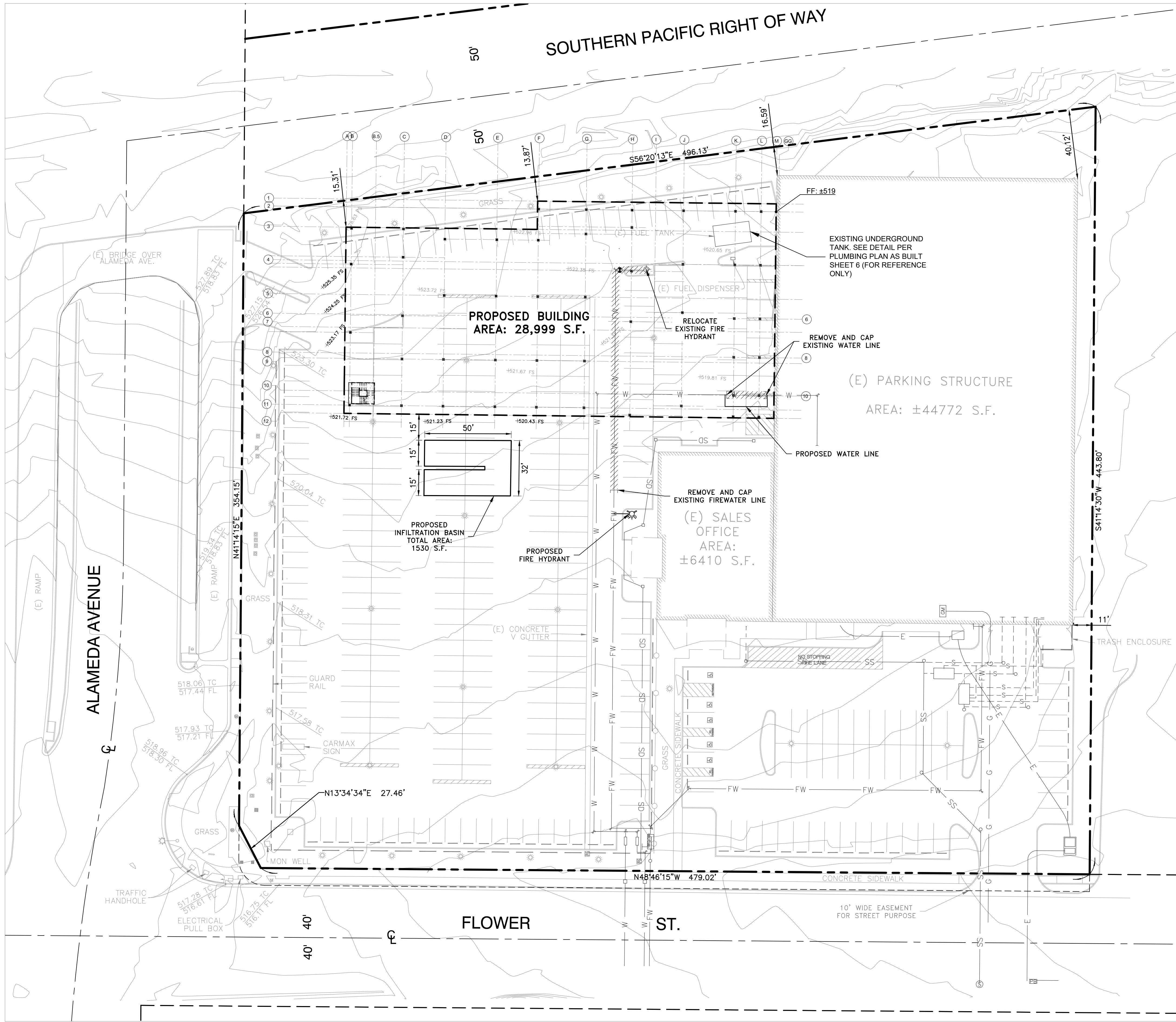
**STORE No 7126**  
**1000 S FLOWER ST.**  
**BURBANK, CA 91502**

DATE:	1/20/20
DRAWN:	RC
SCALE:	
JOB NUMBER:	3573
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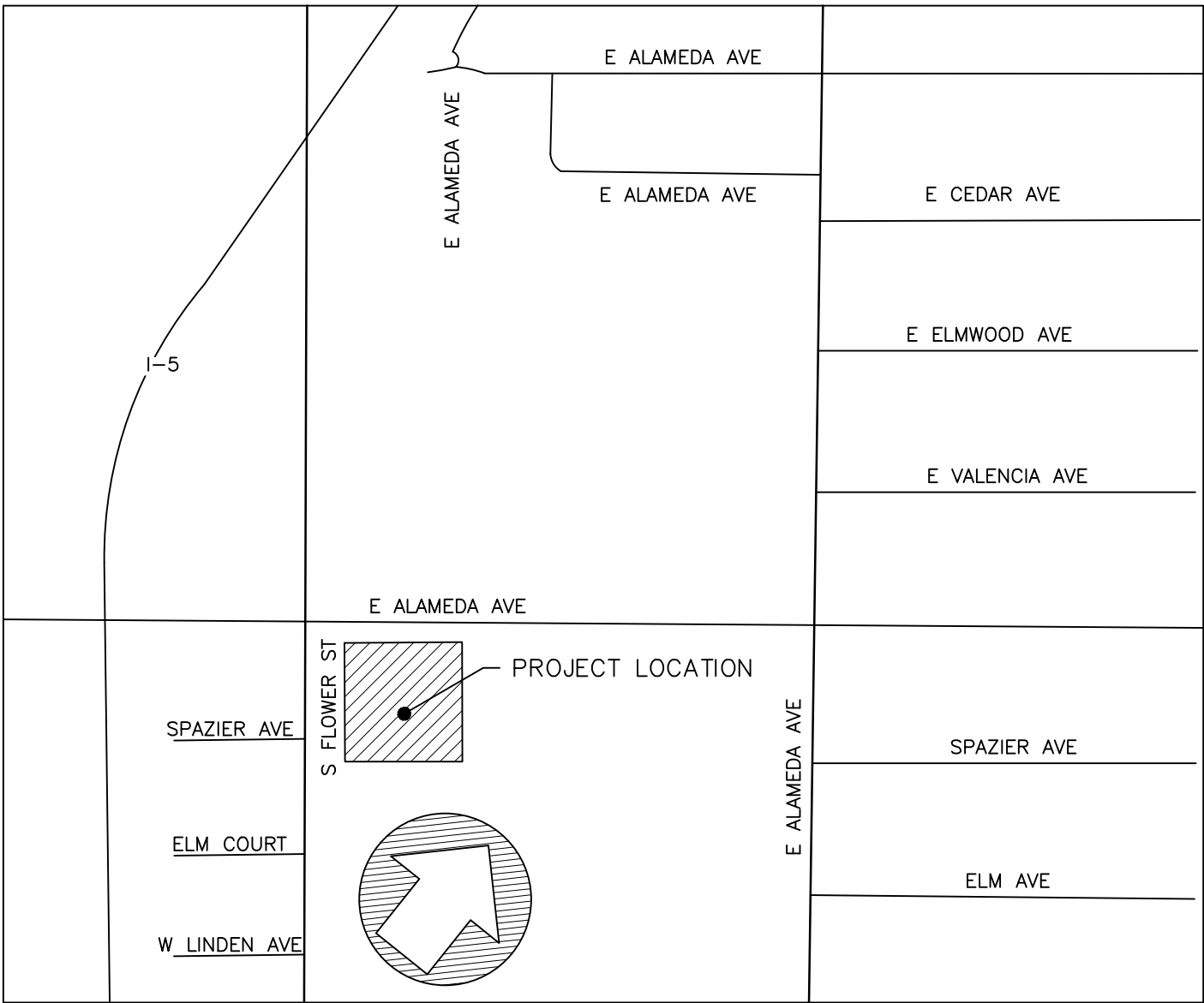


1 Parking 3D View





SITE PLAN  
"1000 S. FLOWER ST."  
1000 S. FLOWER ST., BURBANK, CA



VICINITY MAP:  
NOT TO SCALE

NOTES:

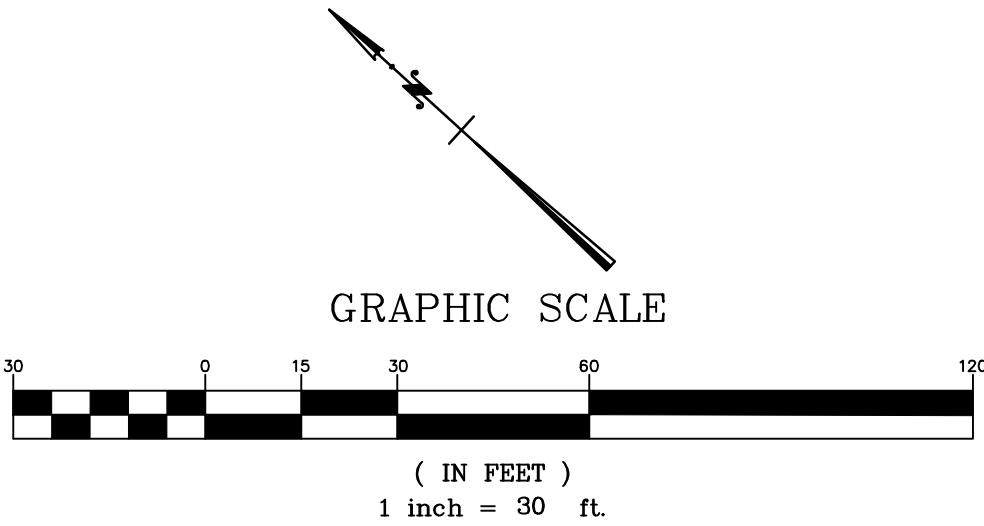
- PROPERTY ADDRESS: 1000 S FLOWER ST, BURBANK, CA 91502.
- THE SITE CONSISTS OF
  - ASSESSORS PARCEL NUMBER: 5624-022-009
  - THE TOTAL OF ALL BUILDING AREAS (BASED UPON EXTERIOR FOOTPRINT ON GROUND SURFACE) NOT INTERIOR USEABLE FLOOR SPACE IS 51182 SQUARE FEET.
  - THE ZONE OF PROJECT SITE IS M-2 GENERAL INDUSTRIAL.
  - FLOOR-AREA RATIO (FAR) : 0.61 (SEE ARCHITECT SITE PLAN)
  - LOT COVERAGE: 0.4 (SEE ARCHITECT SITE PLAN)
  - ALL UTILITIES SHOWN ARE EXISTING, UNLESS OTHERWISE NOTED.

PARKING SPACES:

EXISTING PARKING SPACES  
128 SPACES  
370 SPACES  
490 SPACES  
PROPOSED PARKING SPACES  
86 SPACES  
11 LOSS SPACES  
75 NET PARKING SPACES  
TOTAL: 565 SPACES

SURVEYOR'S NOTE:

ALL PROPERTY SHOWN HEREON ARE BASED ON RECORD MAPS AND LIMITED FIELD DATA. PRIOR TO CONSTRUCTING PROPERTY WALLS AND/OR IMPROVEMENTS ALONG PROPERTY LINE, CONTRACTOR SHALL OBTAIN A BOUNDARY SURVEY FROM A PROFESSIONAL LAND SURVEYOR TO PRACTICE IN THE STATE OF CALIFORNIA.



 DIAL TOLL FREE 8 1 1 AT LEAST TWO DAYS BEFORE YOU GO UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA	<b>BASIS OF TOPOGRAPHY:</b> THE TOPOGRAPHY SHOWN IS BASED ON AERIAL SURVEY PERFORMED BY MORAN CONSULTING IN DECEMBER 2019 AND IS BASED ON THE CALIFORNIA STATE PLANE SYSTEM ZONE 5, NAD83.				<b>CITY:</b> BURBANK			<b>PREPARED BY:</b>  MORAN CONSULTING CORPORATION • CIVIL ENGINEERING • SURVEYING • LAND PLANNING 4500 E. Pacific Coast Highway, Suite 210 Long Beach, California 90804 Main (562) 340-4670 Fax (562) 340-4680 E-Mail Address: cmoran@moran-corp.com			<b>REVISIONS</b>			<b>PLANS PREPARED FOR:</b> Lusardi Construction Company 1570 Linda Vista Drive San Marcos CA 92078 PHONE (760) 744-3133 FAX ----- E-Mail -----		<b>PROJECT TITLE</b> 1000 S, FLOWER ST.		<b>TRACT NO.</b> -	
	<b>BENCHMARK NO:</b> BM 1508-1				<b>COUNTY:</b> LOS ANGELES			<b>DATE:</b> 1/21/20 <b>JOB N°:</b> 219252 <b>EXP. DATE:</b> 6/30/20 <b>DRAWN BY:</b> WC								<b>PROJECT ADDRESS</b> 1000 S. FLOWER ST., BURBANK, CA		<b>SCALE:</b> PER PLAN	
	<b>DESCRIPTION</b> 2-1/2" BRASS CAP STMP CITY OF BURBANK, SET IN THE TOP NORTHWEST CORNER OF A 7X3.5 FOOT CATCH BASIN, 9.5 FEET SOUTHERLY OF UTILITY POLE AND 15.2 FEET EASTERLY OF BUILDING.				<b>STATE:</b> CALIFORNIA											<b>LEGAL DESCRIPTION</b> -----		<b>SHEET</b>	
	<b>DATUM:</b> NAVD88 <b>ELEV:</b> 519.135' <b>YEAR:</b>															1 OF 1			



# SINGLE LEVEL PARKING STRUCTURE CARMAX BURBANK

No.	Description	Date
2	Devop. Review	11/9/2020
3	Devop. Review	12/9/2020

DATE:	1/16/20
DRAWN:	Author
SCALE:	AS NOTED
JOB NUMBER:	-
CAD FILE:	

SHEET

**L-1**

